

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Memphis**

State: **TN**

PJ's Total HOME Allocation Received: **\$87,406,906**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	93.32 %	94.40 %	7	95.51 %	20	28	
% of Funds Disbursed	82.21 %	87.72 %	8	87.58 %	20	20	
Leveraging Ratio for Rental Activities	1.42	1.61	3	4.86	7	20	
% of Completed Rental Disbursements to All Rental Commitments***	71.73 %	78.41 %	7	82.17 %	19	15	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.31 %	77.87 %	3	71.17 %	75	63	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.78 %	65.07 %	3	81.54 %	85	72	
% of 0-30% AMI Renters to All Renters***	66.78 %	45.61 %	2	45.68 %	93	83	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.43 %	70.65 %	5	96.19 %	25	25	
Overall Ranking:				In State:	2 / 8	Nationally:	41 44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,508	\$14,692		\$27,510	575 Units	16.30 %	
Homebuyer Unit	\$11,150	\$12,772		\$15,239	1,747 Units	49.50 %	
Homeowner-Rehab Unit	\$24,421	\$25,315		\$20,932	787 Units	22.30 %	
TBRA Unit	\$9,976	\$9,882		\$3,121	421 Units	11.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$45,851	\$38,979	\$28,666
State:*	\$41,688	\$74,351	\$33,069
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	10.1	5.6	1.5	18.0
Black/African American:	89.5	90.6	98.2	82.0
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.2	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.2	0.4	0.3	0.0
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HOUSEHOLD SIZE:

1 Person:	53.0	18.6	41.6	52.1
2 Persons:	30.9	43.6	28.3	15.2
3 Persons:	9.8	18.1	14.2	19.4
4 Persons:	2.4	9.5	6.9	6.2
5 Persons:	2.4	5.0	4.6	2.8
6 Persons:	1.1	1.7	1.8	1.4
7 Persons:	0.2	0.5	1.0	2.8
8 or more Persons:	0.2	0.2	1.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	57.5	22.7	14.4	12.3
Elderly:	17.5	33.8	62.9	2.4
Related/Single Parent:	15.3	27.7	15.6	43.1
Related/Two Parent:	1.1	8.4	6.0	0.5
Other:	8.7	2.9	0.3	41.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.8	0.5 [#]
HOME TBRA:	9.0	
Other:	29.1	
No Assistance:	38.1	

of Section 504 Compliant Units / Completed Units Since 2001 233

* The State average includes all local and the State PJs within that state

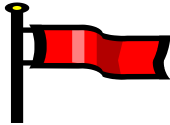
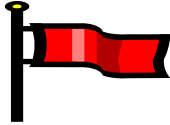
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 41
 (Percentile)
 State Rank: 2 / 8 PJs Overall Rank: 44
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	71.73	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	80.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	94.43	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	3.32	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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